

ELLIOT SPRINGS HOME DESIGN GUIDELINES



belong at Elliot Springs

elliotsprings.com.au 1800 881 091


ELLIOT SPRINGS



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INTRODUCTION

Community Vision

Elliot Springs is the place where you can live an active, outdoor lifestyle surrounded by the natural beauty of the Elliot Ranges. Located at the base of the picturesque Elliot Ranges, it's a community of leafy green streets, landscaped parks, walking tracks and open space that embraces the natural topography and refreshing coastal breezes from Cleveland Bay.

Elliot Springs will be a place where you'll be able to walk the kids to school, cycle to the shops, catch up with friends and even start a business, all without leaving your community.

A range of house designs including single and double storey as well as detached and attached homes offers design opportunities that cater to the needs of all residents.

Elliot Springs is easy and safe to get around, whether by walking, cycling or driving. When coming home, you'll see a lively and interactive community with people walking, neighbours talking and children playing - a true sign of a place where you can belong.

Elliot Springs Home Design Guidelines

These Home Design Guidelines set out the minimum requirements for new homes and their front yard landscapes in Elliot Springs. They are a condition of your Contract of Sale and apply in addition to any other statutory requirements. All building and landscape designs must be approved by Lendlease prior to obtaining your Building Approval.

Some lots in Elliot Springs have Special Requirements for the home and landscape; these requirements seek specific outcomes for homes in key locations throughout the community. Lots with Special Requirements are defined on the Sales Plans and Setback Plans. These lots require both these Home Design Guidelines and the Special Requirements to be met.

Additional information is included in your Contract of Sale covering the number of dwellings permitted on your lot; plan approval and building times; the period Elliot Springs Home Design Guidelines apply; site maintenance requirements prior to building; and Lendlease supplied fencing where applicable.

If you have any questions regarding the requirements in these guidelines contact Lendlease on **(07) 3027 3237** or at **elliotspringscovenants@lendlease.com** to see how we can help.

Lendlease encourages diverse and innovative design at Elliot Springs. Any application that is not in accordance with the Home Design Guidelines but exhibits positive community and design outcomes may be granted approval.

Statutory Requirements

It is ultimately up to the Architect/Designer/Engineer and the Registered Building Certifier/Energy Consultant to ensure that the home design complies with all of the statutory requirements related to the construction of the home.

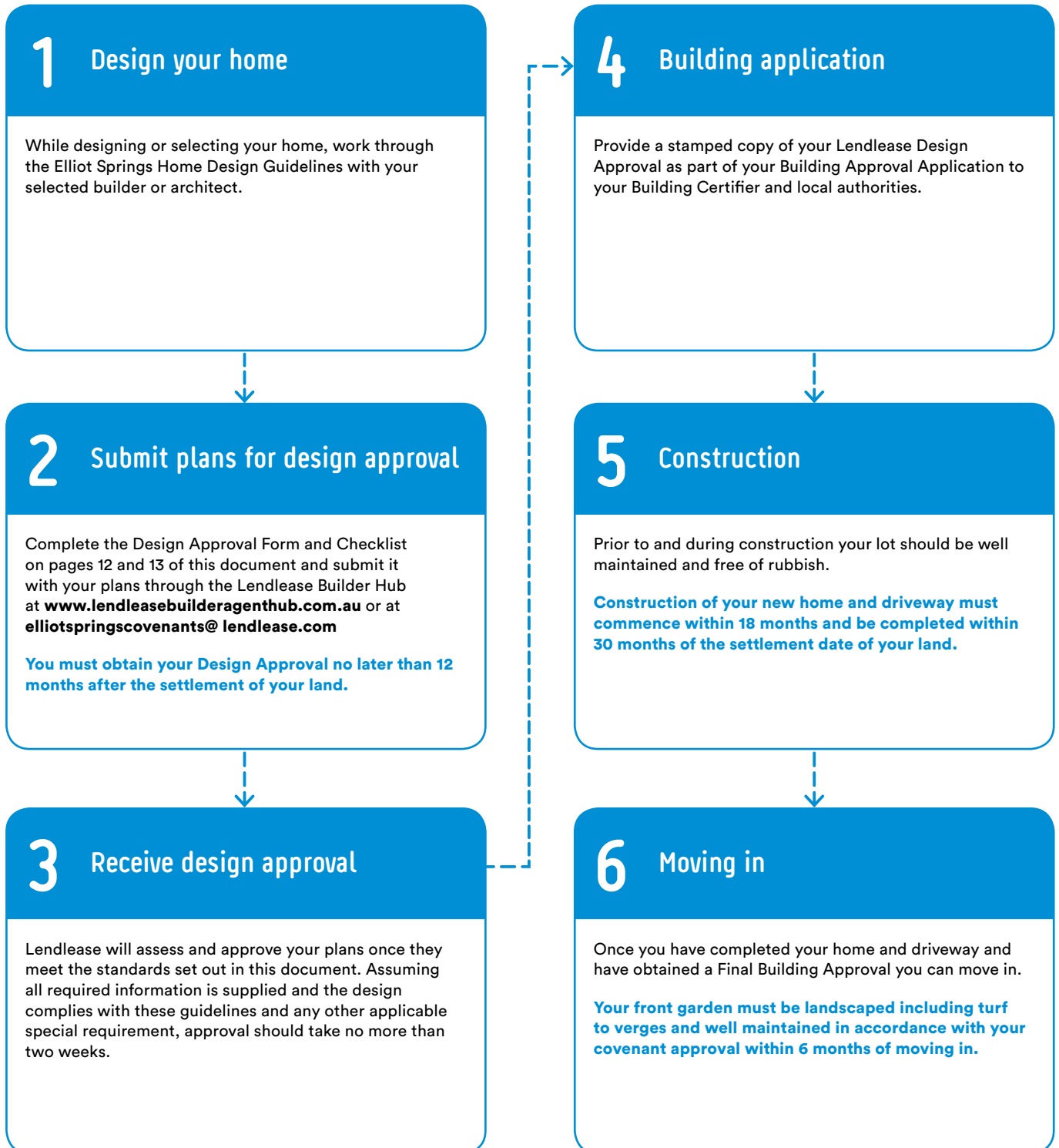
Fibre Optic Connection

At Elliot Springs, fibre optic cable is installed into every street to provide access to high speed internet, free to air television and telecommunication services.

This service, provided by Opticomm, has specific requirements regarding connections. These are available from the Lendlease Sales Office. For more information visit **www.opticomm.net.au** or contact **1300 137 800**.

DESIGN APPROVAL PROCESS

You must receive Design Approval for your home and landscape plans from Lendlease prior to obtaining any relevant Building Approvals. Assistance is available to help you through each step of the approval process. Just call Lendlease on **(07) 3027 3237** or email **elliotspringscovenants@lendlease.com**



DESIGN REQUIREMENTS

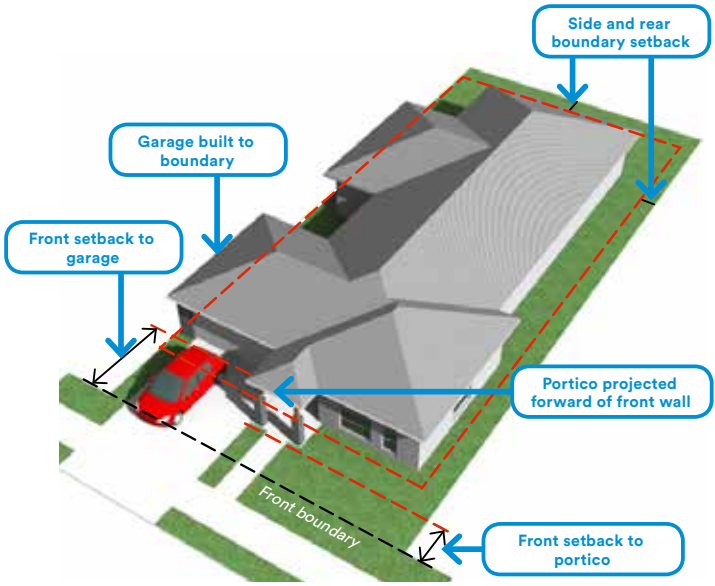
This section outlines the minimum requirements for your home and front yard landscape.

Setback Plans

Setback Plans are created for each lot in Elliot Springs. Your Setback Plan shows the minimum setbacks from each boundary of your block.

When you lodge for Building Approval, the approving authority must ensure your home complies with the Setback Plan, so be aware of them as you design or select the home for your lot.

Contact Lendlease should you require any further information regarding setbacks.



Façade Design

Great streets include well designed homes and high quality front yard landscaping complementing each other.

Single storey homes

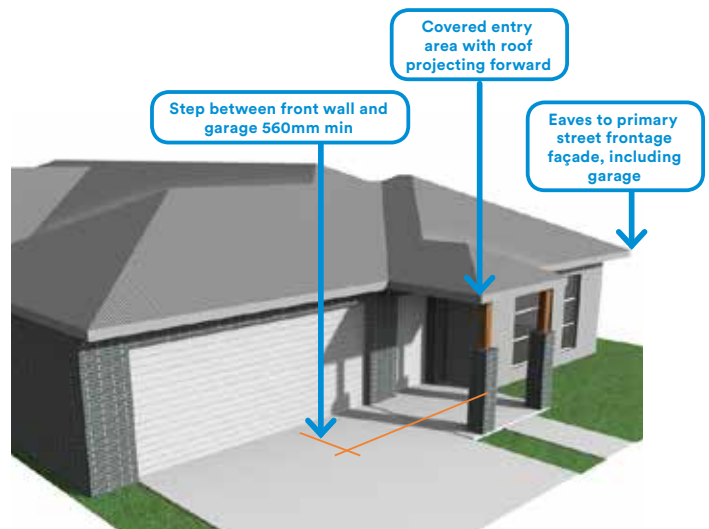
- Single storey homes must include articulation between the alignment of the front wall and the garage on the primary frontage.
- The minimum acceptable alignment variation is 560mm. It is preferred that the garage is setback behind the front wall, however if your garage is the forward protruding element, the maximum distance of the protrusion is 1 metre, and the roof above your entry must project forward of the garage roof.

Double storey homes

- Double storey homes which incorporate a minimum depth 1.5 metre covered verandah / balcony to the first floor for at least 40% of house width, do not require variation between the front wall and the garage.

Other elements to consider include:

- Windows facing the street work best when they complement the house style and make up at least 20% of the front façade.
- Roofed elements such as extended eaves, entries and verandahs forward of the front wall as well as recessed windows and doors, give your house a sense of depth.
- Windows which overlook the street and public open space should be from habitable rooms, such as living areas and bedrooms, in order to provide passive surveillance and take advantage of any views over open space.



Typical single storey home facade

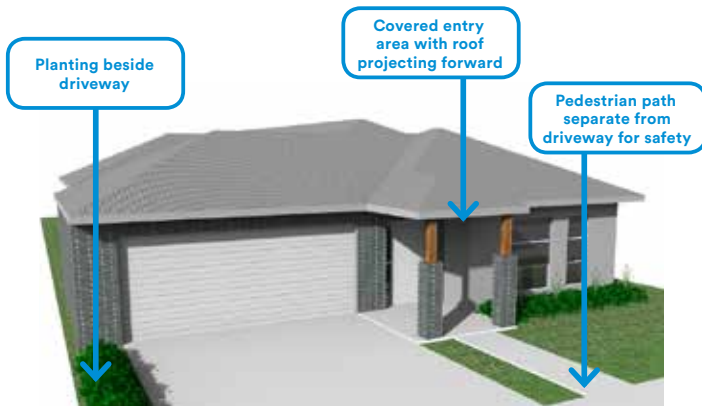


Typical double storey home facade

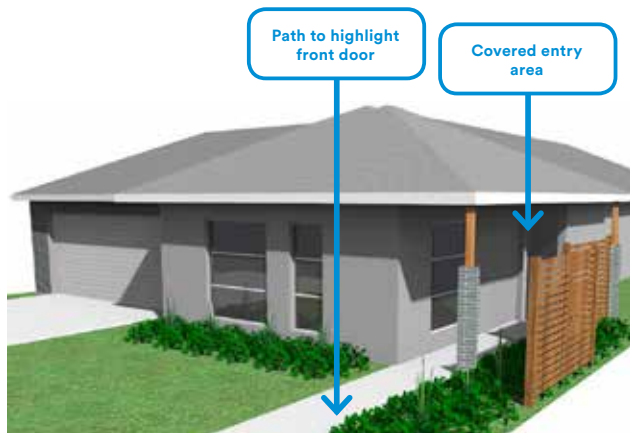
Entry

Good home design is welcoming to residents and visitors.

- The approach to your front door must be prominent and visible to the street, covered by a porch / verandah or portico.



Typical approach to entry



Typical side entry

Building Materials

Building materials that complement the architectural style of your house add greatly to its streetscape appeal.

- Your front facade must include at least two different wall materials or finishes that draws attention to your homes entry and reduces the visual impact of the garage door, or be shaded by a substantial covered verandah.
- Unfinished materials including block work, highly reflective or unpainted materials are not permitted. All block work must be provided with a rendered finish and all other external surfaces are to be in a finished state (painted or coated) prior to the occupation of your home.
- Steel roofing materials of any profile cannot be used as the predominant wall material of your home.

Other elements to consider include:

- Highly reflective window tints detract from the look of your home and should not be used to any street facing frontages.
- Built elements in the landscape such as fences, courtyard walls and letter boxes should use materials that complement those in your home.

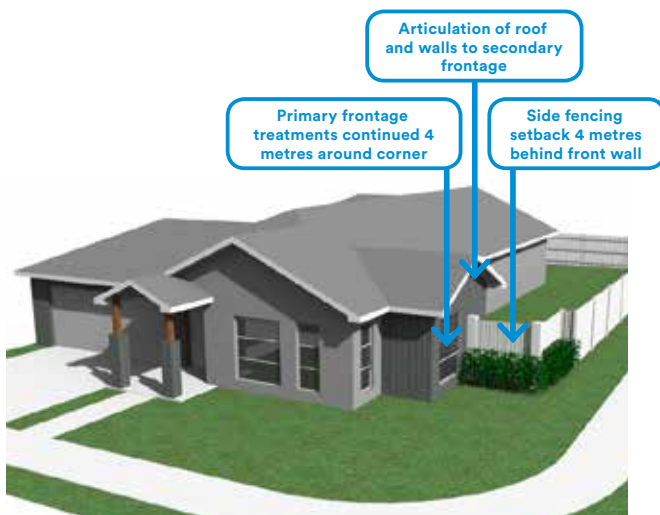


Two approach to materials on a house

Corners and Park Frontages

Homes on street corners or adjacent parks and public open space must address all street and park frontages.

- For the house elevation facing a secondary street, the first 4.0 metres must feature a continuation of the front facade's main materials, detailing and or windows. Roof and wall articulation and other detailing or feature treatments may be considered acceptable solutions if provided in conjunction with significant landscaping to this area of the block.
- Homes on park frontages must address the park frontage through verandahs, decks and patios that face the park.



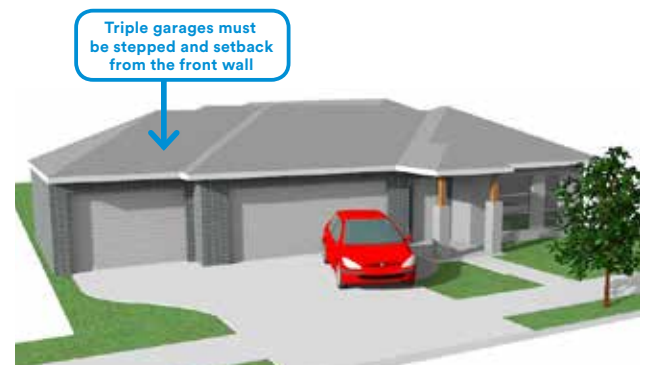
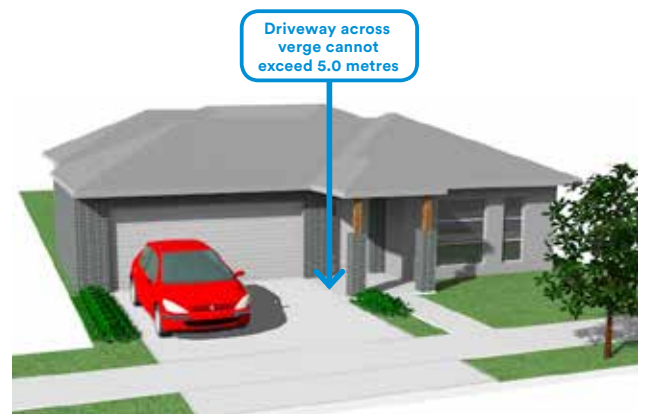
Home on corner lot

Garages and Driveways

Garages and driveways can have a negative impact on the street when they dominate the home and landscape.

- Driveways and paved areas within your property cannot exceed 300mm wider than your garage door.
- Your driveway must be complete before you occupy your home.
- Acceptable driveway materials include pavers of stone, concrete or clay, concrete either broom finished, coloured, exposed or with applied finishes, or any combination of these elements.
- Driveways across the verge must comply with local council requirements and widths cannot exceed 3.0 metres for a single garage or 5.0 metres for a double garage.

- Other elements to consider include:
 - Garage doors on the primary frontage should be no wider than 50% of the width of the block.
 - Any garage door should not exceed 5.4 metres wide.
 - Where a triple garage is allowed by the local authority, the additional door must not be wider than 3 metres and must be setback 600mm behind the main garage door, with both garage doors setback behind the front wall of the home.
 - Where additional garaging is required, it is preferred that it be incorporated into the house design as an additional garage space, rather than as a separate shed structure on the lot.

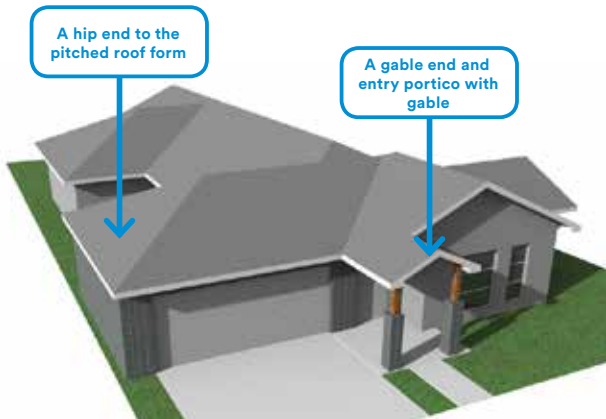


Typical driveway

Roof Pitch and Form

The roof on your home is a significant part of the visual presence that your home contributes to an attractive streetscape.

- For your roof to be in balance with your home and others in the street, the pitch of a hip or a gable is to be a minimum of 20 degrees. The pitch of a skillion roof is to be between 7 and 15 degrees. Other roof forms can also be considered where they complement the design intent of the home and contribute positively to the streetscape.



Hip and gable approach to a roof

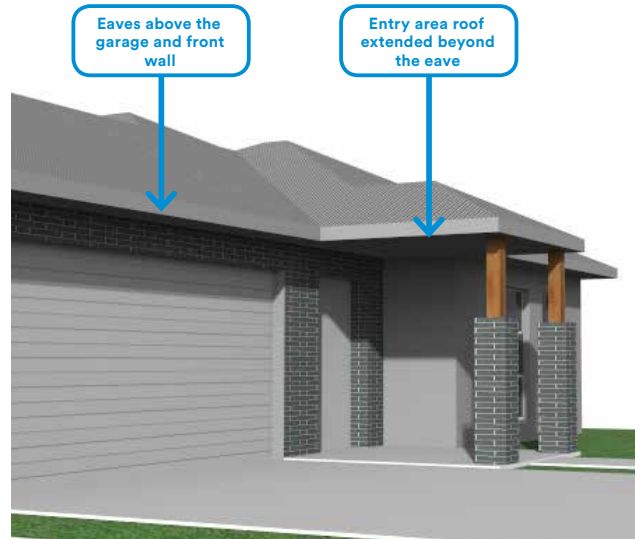


Skillion roof form

Eaves

Eaves enhance the look of your home, boost solar performance and have a positive impact on the quality of the streetscape. While eaves must be provided to any of your home's frontages visible to a street or public open space or park, we recommend that you consider eaves to all aspects of your home.

- Your home must include at least 450mm deep eaves to all street or public open space frontages.
- Eaves are required to wrap around the side of the home a minimum of 1500mm from any publicly visible frontage, except the side of the garage wall.
- Eaves are not required to sections of façade finished to a boundary or parapet.



Eaves on the primary frontage of a home over

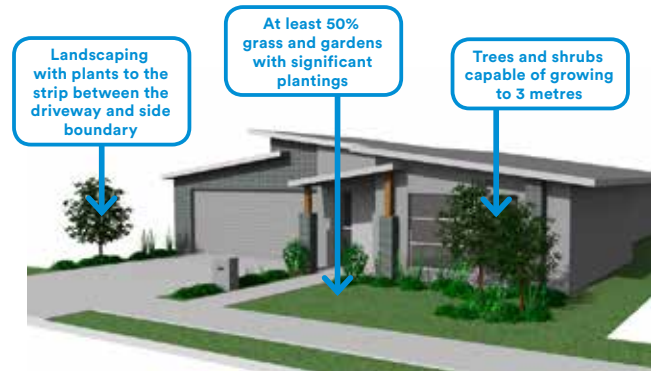
Front Landscape

Quality front landscaping enhances the positive impact your home will have on the streetscape.

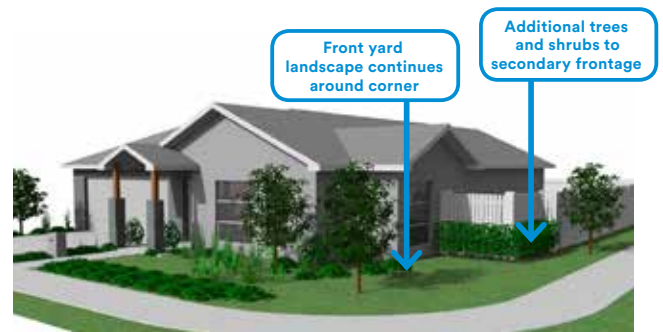
- Your front yard, including the Council owned verge, must be landscaped within 6 months of moving into your home.
- A minimum of 50% of your front yard must be landscaped with garden beds and / or grass (and cannot be all concrete and hardstand).
- A minimum of 25% of your front yard must comprise gardens including trees or shrubs capable of growing beyond 3.0 metres tall and at least 600mm high when planted. A minimum of 3 trees or shrubs must be included. A minimum of 1 plant per 1m² of garden bed area is required.
- The garden area must include groundcovers, mulch and mid storey planting.
- Grass in the adjacent verge must be made good as part of your landscaping.
- Landscaping with plants is required to the strip between your driveway and side boundary.

Other elements to consider in your landscape include:

- It is preferable to include a pedestrian path separated from the driveway between the front door and the front of your lot, for pedestrian safety.
- On corner lots, planting including trees and shrubs should be provided to both street frontages.
- Select plants that are suitable for your lifestyle, the local climate and your lot. Advice on plant selection can be found in the Landscape Design Guide, available from the Elliot Springs Sales and Information Centre.



Typical front yard showing 50% softscape



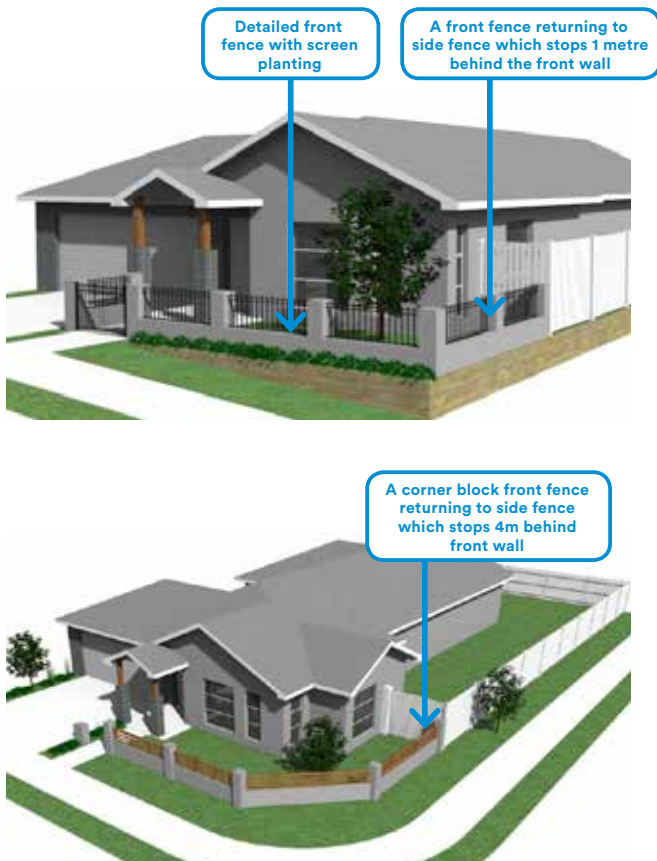
Typical landscape secondary frontage



Fencing

Fencing that is well designed has a positive impact on your home and street. Generally it is preferred that your landscape flows from the street to the front of your home; however, if fencing forward of your home creates usable outdoor space, you may choose to fence the space in a way that adds quality and activation to the street.

All fencing is subject to Council requirements.



Typical front fencing



Front fencing where desired forward of your home is required to be:

- A maximum height 1.5 metres or 1.8 metres when including retaining.
- The fence element can be solid up to 1.2 metres high, but must be at least 50% transparent where the height exceeds 1.2 metres.
- Acceptable materials include painted or stained timber with expressed posts and shaped paling or pool fence panels up to 1.2 metres high.
- Fences over 1.2 metres high require a masonry pier and plinth in brick, stone or render / finished block with suitable timber, glass or open metal infill.
- Solid metal fences will not be permitted.
- Where the private open space is provided to the front of the home and a courtyard is desired, the wall must be constructed of face brickwork or rendered masonry piers with infill of glass, finished timber or open metal panels.

Secondary fencing fronting a secondary frontage or public open space is required to be:

- A maximum height 2.0 metres including retaining.
- The fence elements cannot exceed 1.8 metres and can be solid to this height.
- The fence must be decorative.
- Acceptable materials include painted or stained timber with expressed posts and shaped palings or a top rail; masonry fences in brick or finished block including render and paint with suitable timber or open metal infill.
- Solid metal fences will not be permitted.
- Secondary fencing must finish 4 metres behind the front wall of your home.

Internal Boundary Fencing:

- Maximum 1.8 metres high and agreed with your neighbour where possible.
- Fencing not visible from the street should match the standard fence type of the area.
- This fence must finish at least 1m behind the front building line of the home and return to the side wall of the home. Where a front fence is proposed, the side fence height must either taper or drop at the front building line of the home to the front fence height.

Fencing by Lendlease:

- Where indicated on Sales Plans, Lendlease will build feature decorative fencing along open space boundaries, project boundaries and high profile lot boundaries. This fencing cannot be altered, removed, damaged or modified in any way without prior written approval by Lendlease.

Retaining Walls

Retaining walls that face the street need to have a positive impact on the quality of the streetscape and ensure car and pedestrian access to and from the block and along the street is safe. Acceptable retaining wall materials are boulders, timber or concrete sleepers and rendered or feature block walls.

- Retaining walls visible along street or public open space frontages cannot exceed 1 metre in height in any single step and 1.8 metres in total height. A planted strip of minimum width 500mm must exist between any terraced retaining walls.
- Retaining walls to side boundaries between blocks cannot exceed 1.6 metres high at the front wall of the house and must taper down forward of the home.
- Retaining walls must not unduly affect the natural light and ventilation to adjoining lots.
- In some instances Lendlease has undertaken fencing and retaining to improve the buildability of your lot and allow you to comply with these guidelines. These fences and walls cannot be modified without approval from Lendlease.



Retaining walls forward of the house

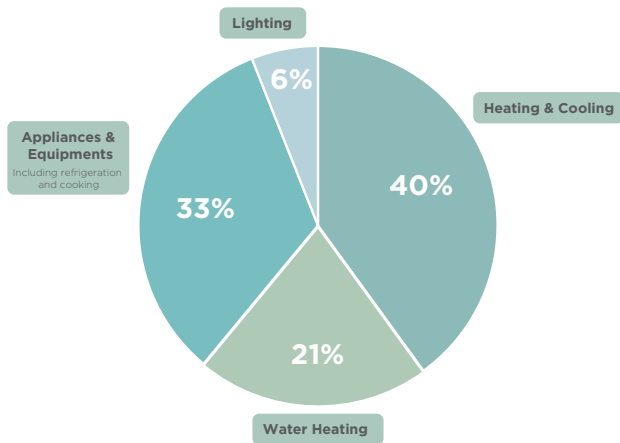
Ancillary Elements and Structures

- Rubbish bins must be stored where they are not visible from the street or a permanent built screening structure or enclosure is to be provided.
 - Solar panels and their frames visible from the street or public open space should follow the roof pitch to minimise visibility and bulk.
 - Meter boxes, gas meters and other services should be located in the least visually obtrusive location, away from public view from the street, or be screened or coloured to match the adjacent wall finish.
 - Sheds or storage of boats, caravans or similar should not be visible from the street or public open space.
 - Sheds are to be of a size/scale, which tie into the design of the house.
 - Sheds 10m² or larger require Building Approval and are considered as an extension of the house design.
 - Sheds of any size are to be provided with materials and colours that are consistent with the colours and materials used in the design of the house.
- Where additional storage is required, consider incorporating the space into your home in lieu of constructing a shed.



SMART IDEAS FOR YOUR HOME

This section outlines the optional elements for your home that will assist in reducing your energy bills. Including these features during initial design is more cost effective than retrofitting later. You should talk to your builder about including these money saving ideas in your home.



Graphic showing projected energy use in the residential sector
Source: DEWHA, 2008 Energy use in the Australian residential sector 1996-2020, data projected energy use for 2012

Solar Panels

- Solar panels generate electricity from the sun and reduce the need to buy electricity during sunlight hours.
- Solar photovoltaic panels will need to be on the northern most side of your roof, as directed by the installer.
- The size of the system should match your day time electricity consumption; 1 – 1.5kW would be sufficient for most homes.

Solar Hot Water

- Solar hot water uses the heat from the sun to provide hot water for your home which reduces energy consumption.
- Solar hot water roof collectors will need to be fixed in accordance with the product specifications.
- The size of the system should be based on the size of your household and hot water needs.

LED lights

LED lights can do the same job as a compact fluorescent globe or halogen globe. LED lights use less energy and typically have a much longer life expectancy than other globes.

Heating & Cooling

A home with great natural light and natural ventilation will be easier to heat and cool, more comfortable and cheaper to run. Most of these features can be achieved with little if any extra cost:

- Face key living areas to the north or north east to let in winter sun.
- Shade windows and outdoor areas to protect from the summer sun.
- Keep west and east facing windows small with raised sill heights.
- Place operable windows on either side of your home to capture cooler summer breezes.
- Use reflective and bulk insulation to reflect the sun in summer and hold in heat in winter.
- Use a door to zone off your main living spaces to only heat or cool what you need.



Opportunities for reducing energy bills include:

- Heating & cooling
- Solar panels
- Solar hot water
- Efficient appliances
- LED lights

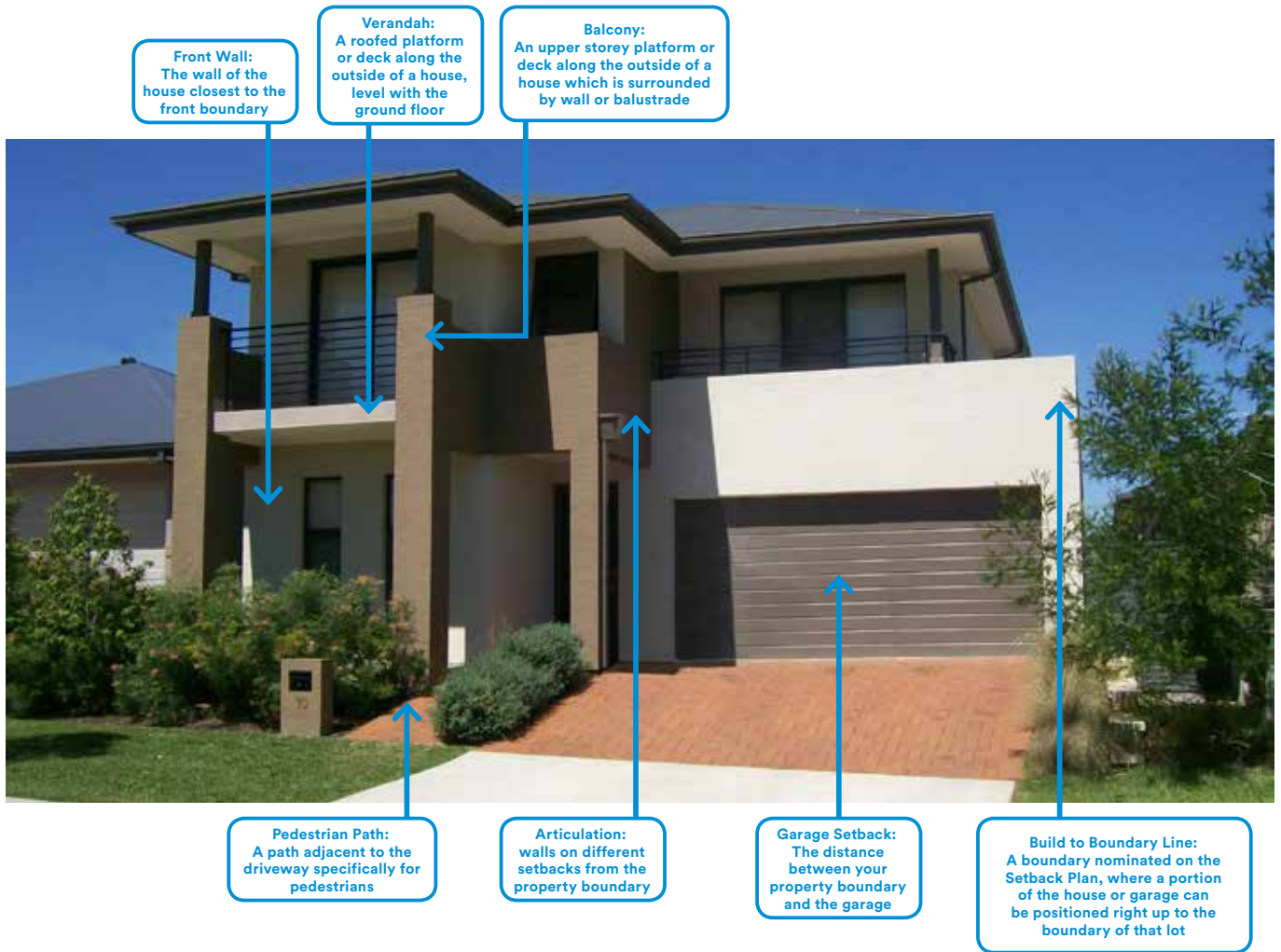
Efficient Appliances

Energy star ratings assist in comparing the energy efficiency and expected running costs of appliances. Being aware of the energy rating, particularly for the following appliances can help you save later:

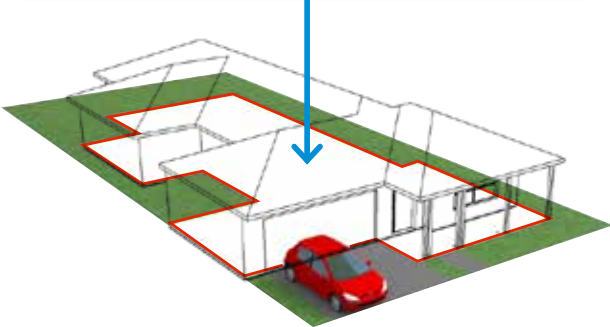
- Electric air conditioners with ratings of 2.5 stars or greater.
- Refrigerators with ratings of 3.5 stars or greater.
- Clothes washers with ratings (energy and water efficiency) of 4.5 stars or greater.
- Televisions with ratings of 7 stars or greater.

Further information and useful tips around ways to reduce your living costs can be found in the [Live Smart and Build Smart Guides](#) available at the Elliot Spring Sales and Information Centre.

GLOSSARY



Site Cover:
Is the area of the footprint of your house expressed as a percentage of your lot area. The footprint of your house includes all ground floor areas measured to the outside walls and also covered verandahs or porches



DESIGN APPROVAL CHECKLIST

The following information and plans need to be submitted with the Design Approval Form. All plans need to be in A3 format. These would normally be prepared for you by your builder or architect.

Site Plans at 1:200 scale

These plans must show the home you are seeking approval for including:

- Street address and block details.....
- Site details, including boundary dimensions and bearings, existing contours, setbacks requirements to all boundaries.....
- Proposed contours and proposed finished floor levels.....
- Easements.....
- Private open space.....
- North point and scale.....
- Setbacks to all boundaries.....
- Building outline and extent of overhangs.....
- Driveway width, location and materials, including location of existing layback to kerb.....
- Height and materials of all fences.....
- Location and capacity of solar panels and solar hot water system.....
- Location of any rain water tanks and ancillary structures such as sheds, outbuildings, pergolas, gazebos and pools.....
- Proposed cut and fill and retaining walls including materials to be used and height of walls.....
- House footprint area and total house internal and covered areas.....

House Plans at 1:100 scale

These plans must include:

- Room names.....
- Internal and external dimensions.....
- Location of meter boxes.....
- Width and type of garage door.....
- Elevations of all sides of the home.....
- An indication of existing and proposed levels.....
- Location and extent of proposed materials and colours.....
- Location of any elements placed outside the walls or above the roof such as air conditioning condensers, solar panels, aerials and satellite dishes.....
- Roof pitch, eave widths, materials and heights.....

Material and colour schedule

- House brick and tile selection, where applicable.....
- House materials and colours.....
- All information in the Design Approval Form as notated overleaf.....

Landscape Design at 1:200 scale

- A landscaping plan for all yard areas visible from any street or park must include paved areas, walls fences and any planting including information about species, supplied plant size and location.....

DESIGN APPROVAL FORM

Allotment Details

Lot Number:

Street Address:

.....

Village:

Owner Details

Name:

Mailing Address:

.....

Business hours phone:

After hours phone:

Mobile phone:

Email:

Builder Details

Builder Company:

Builder Name:

Builder Contact:

Builder Address:

.....

Postcode:

Business hours phone:

After hours phone:

Builder Contact Mobile:

Builder Contact Email:

Building Structure Details

Has this house been modified in any way from the standard builders plan for this house type and façade?

(Yes, No or Unsure):

Structure Area (m²):

Number of Bedrooms:

Levels / floors:

Wall Material:

Roof Material:

Roof Type:

Number of car spaces in Garages or Carports:

NatHERS rating for home:

Rainwater Tank (Yes or No):

Number of Bathrooms:

Number of Living Spaces:

Gas Appliances:

Solar Panel System Size:

Hot Water System Type:

Air Conditioning percent of home:

Air Conditioning Energy Rating:

LED Lighting installed (Yes or No):

Preferred Contact - Builder or Owner:

Submissions

You can submit your application through the Lendlease Builder Hub at www.lendleasebuilderagenthub.com.au if you are a builder or via email at elliotspringscovenants@lendlease.com.

Please ensure the application form includes:

- Design Approval Checklist
- A3 copy of site plan
- A3 copy of full set of building plans including floor plans, roof plan, elevations and landscape plan
- Materials and colour schedule
- Landscape design

I/we certify that the information in the attached application is a true and accurate representation of the home I/we intend to construct. In the event that changes are made to the proposed plans, I/we will undertake to re-submit this application for approval of any changes.

Name/s:

Signed:

Date:

Creating special places

For over 50 years Lendlease has been creating communities that define the way Australians like to live. Truly beautiful places planned to maximise the things we love about our unique way of life.

These are places to belong, with a choice of living options designed for the way we like to live today, yet ever mindful of our responsibilities for how we will live tomorrow. At a Lendlease community you will find real opportunities in housing choice, education, work and healthy recreation built in from the very beginning.

Over 150,000 people live, learn, work or play in more than 45 major Lendlease communities creating an already rich history in master planned development.

We believe everyone who comes and experiences our places should feel safe within a welcoming community that will grow and prosper into the future.

We lead by example. Across the country, communities that we are responsible for continue to flourish, nurturing the very essence of what we believe for generations to come. These are the places that make us proud.

Elliot Springs

CUSTOMER SERVICE CENTRE

Phone: 1800 881 091

Email: elliotspringscustomerservice@lendlease.com

OPENING HOURS

Monday – Sunday: 9.00am – 7.00pm

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